

MINUTES

RANDOLPH COUNTY PLANNING BOARD

December 4, 2007

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, December 4, 2007, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director called roll of the members: **Lynden Craven**, Chairman, present; **Jim Rains**, Vice Chairman, present; **Larry Brown**, present; **Phil Ridge**, present; **Chris McLeod**, present; **Reid Pell**, present; **Wayne Joyce**, absent; and **Danny Shaw**, Alternate, absent.
3. **Rains** made the motion, seconded by **Pell**, to approve the Minutes of the November 6, 2007 Randolph County Planning Board meeting. The motion passed unanimously.

4. **REQUEST FOR A SPECIAL USE PERMIT:**

Swearing in the of the Witnesses - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

One person took this oath.

JOHN NICODEMUS, Asheboro, North Carolina, is requesting a Special Use Permit to allow a planned rural development for 3 residences for family members at 404 Dawson Miller Road, on 19.30 acres, Secondary Growth Area, Cedar Grove Township, Zoning District RA, Tax ID# 7658218415.

Ellen Nicodemus was present and explained their intentions to move their elderly parents to the property in the future. Nicodemus said they will not be subdividing the property.

There was no one present in opposition to this request.

Brown made the motion, seconded by **McLeod**, to approve this request for a Special Use Permit. The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **BYRD ISOM**, Ramseur, North Carolina, is request that 1.00 acre (out of 82.70 acres) located at 506 Parks Crossroads Church Road, Columbia Township, be rezoned from RA to RBO-CD. Secondary Growth Area. Tax ID# 8722435093. The proposed Conditional Zoning District would specifically allow the operation of a retail store and a canning/baking facility for fruit and vegetable products.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved.

The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:

***Policy 1.3** The continued growth of Randolph County's heritage tourism industry will be encouraged.*

***Policy 10.4** The County should recognize through land use decisions that properly designed development can co-exist along conservation areas, protecting our natural heritage and making Randolph County's quality of life sustainable.*

Isom was present and explained there is a barn on the property where they produce apple cider at this time. Isom said their products are approved by the State. Isom said they want to be able to sell fresh fruit at the farm. Isom said he has owned the farm since 1983 and it was originally a tobacco farm. Isom said they have changed their operations to orchards. Isom said they have approximately 1000 apple trees in five orchards. Isom said they also have a grape vineyard, blueberries, peach orchard, and a pecan orchard. Isom said they have a small canning operation for apple cider and they want to expand their operations to include some bakery type items. Isom said they will primarily have pastry bake goods in this bakery.

There was no one present in opposition to this request.

Craven praised Isom for his operation and the changes he has made to his farm.

McLeod made the motion, seconded by **Rains**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- B. **JEROME DAVIS**, Archdale, North Carolina, is requesting that 58.36 acres

located on Elmer Beeson Road, New Market Township, be rezoned from RA to RBO-CD. Rural Growth Area. Randleman Lake Watershed. Tax ID# 7737832650. The proposed Conditional Zoning District would specifically allow the operation of a spots riding arena and facility as per site plan.

- **Technical Review Committee Recommendation:**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved.

The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:

***Policy 1.3** The continued growth of Randolph County's heritage tourism industry will be encouraged.*

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Buddy Hughes, representative for Davis, described himself as a general contractor in the Davidson County area. Hughes said currently the Davis' have one major bull riding event here each year. Hughes said Davis is a World Bull Riding Champion and since his accident he has gone into raising bulls for major bull riding events. Hughes said he started working with the Davis' a couple of years ago upgrading their food-stand. Hughes said he was advised by the Planning Staff, at that time, if the Davis' wanted to expand the number and size of events they would need to zone the property RBO (Rural Business). Hughes said that occasionally the Davis' have horse shows on the property and plan to begin having monthly events. Hughes said these will be small events. Hughes said that from time to time Davis has bull riding classes. Hughes said they have been good neighbors and will continue to be good neighbors.

Craven said this is a perfect place for a facility of this type. Craven said the Davis' are extraordinary people.

There was no one present in opposition to this request.

Rains asked if there had been any complaints with any events at this location. **Johnson** answered no.

McLeod made the motion, seconded by **Pell**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

7. The meeting adjourned at 6:59 p.m. There were 5 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary